



BID OPENING CERTIFICATON RECORD

Date of Bid Walk: 9/3/2020

Due Date: 9/14/2020

HNS #: 21-11 2640 and 2721 Beech Nut

	<u>Address</u>	<u>PBE Amount</u>	<u>- 15% / + 15%</u>
PUBLIC BODY ESTIMATE:	2640 Beech Nut Rd	\$42,390	
PUBLIC BODY ESTIMATE:	2721 Beech Nut Rd	\$38,275	
PUBLIC BODY ESTIMATE:	TOTAL of Beech Nuts	\$80,665	\$68,565 / \$92,765

BIDDERS

<u>Address:</u>	<u>AVM</u>	<u>Jasper</u>	<u>Yeshua</u>	<u>GTB</u>
1. 2640 Beech Nut	\$42,825	\$41,925	\$40,950	\$44,755
2. 2721 Beech Nut	\$40,960	\$42,650	\$40,980	\$41,070
3. TOTAL of Beech Nuts	\$83,785	\$84,575	\$81,930	\$85,825

This is to certify that bids for the job identified above were publicly opened and read aloud in the Neighborhood & Business Services Office located at 600 E. Trade Street, Charlotte, NC

Bids Opened By: **Elizabeth Lamy**

Bids Recorded By: **Elizabeth Lamy**

Date: **9/14/2020**

Note: Responsive bids are those which fall within a range of 15% above and 15% below the public body cost estimate. As a general rule, the lowest responsive bid is recommended to the property owner for consideration.

Yeshua's Builders LLC
Building Our Lives For Jesus

Yeshua's Builders LLC
950 Great Falls Hwy.
Chester, SC 29706
yeshuasbuilders@gmail.com

City of Charlotte
Housing & Neighborhood Services
600 E. Trade St., Char., NC 28202

SEALED BID

HNS 21-11

2640 Beech Nut Rd.

2721 Beech Nut Rd.

Bid Opening:

Monday, September 14, 2020

5:00 PM

"Whatsoever ye do, do it heartily, as to the Lord, and not unto men."
Colossians 3:23

2900aes



TLC by CLT
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

The Bids will be received via email no later than the above-mentioned date and time. Emailed bids will not be opened until the listed Bid Opening time.

Company Acknowledgement:		
The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 2640 and 2721 Beech Nut Rd to be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money: All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications: <u>Eighty one thousand nine hundred thirty - 7100</u> Dollars (\$81,930 -) <small>Written total</small>		
Specs Dated:	Number of Pages:	
Addenda # 1 Dated:	9/9/2020	Number of Pages: 28
Addenda # 2 Dated:	Number of Pages:	
Project Schedule: (A DATE must be included here or the bid will be nonresponsive) <u>1-25-2021</u>		
Completion Deadline: (please provide projected completion date with bid submission) <u>3-31-2021 (2 units)</u>		

Please Print and Sign:	
Company Name/Firm:	<u>VESTHUA'S Builders LLC</u>
Authorized Representative Name:	<u>John T. Lyons</u>
Signature:	<u>[Signature]</u> Date: <u>9-14-2020</u>

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 2640 Beech Nut Rd
Charlotte, NC 28208

Structure Type: Single Unit

Square Feet: 1292

Year Built: 1950

Property Value: 113200

Tax Parcel: 14510308

Census Tract:

Property Zone: Council District 3

40,950-

Owner: James Miller

Owner Phone: Home: (704) 332-4300

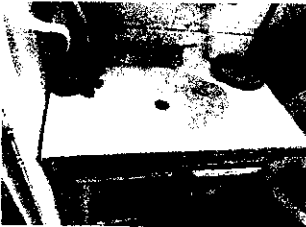
Program(s): Tested- HAS LEAD
Targeted RP
LeadSafe 2019
Healthy Homes LBP 2019

Vanity/ Counter Top/ Sink

BATHROOM

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates. Vanity medicine cabinet/mirror to remain.

***New vanity is to be 24" wide, which is smaller than the existing.



$$\begin{array}{rcccl} \text{Bid Cost:} & \underline{\hspace{1cm}} & \times & \underline{1} & = & \underline{650-} \\ & \text{Base} & & \text{Quantity} & & \text{Total Cost} \end{array}$$

17" Height Commode Replace

BATHROOM

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



$$\begin{array}{rcccl} \text{Bid Cost:} & \underline{\hspace{1cm}} & \times & \underline{1} & = & \underline{350-} \\ & \text{Base} & & \text{Quantity} & & \text{Total Cost} \end{array}$$

Work Specification

Fiberglass Walk-In Shower - Complete

BATHROOM

Install Mustee or equivalent fiberglass shower pan unit equivalent to existing tub size, complete with fiberglass surround, and single lever shower diverter, shower rod and water saving shower head. Caulk all seams and penetrations.

Existing bathtub and tile surround shall be removed with the bathroom protected with full lead containments as both the glaze of the ceramic tile, as well as the bathtub enamel contain lead.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

2900-

Grab Bars

BATHROOM

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

350-

Resilient Flooring

BATHROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

450-

Wallpaper Removal

BATHROOM

Remove existing wallpaper to a clean wall surface ready for primer and paint. Include a thin skim coating of lightweight joint compound sanded and smoothed if needed.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

200-

Work Specification

Prep & Paint Ceiling

BATHROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{150}{\text{Total Cost}}$$

Prep & Paint Room Semi Gloss

BATHROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$

GFCI Receptacle 20 AMP

BATHROOM

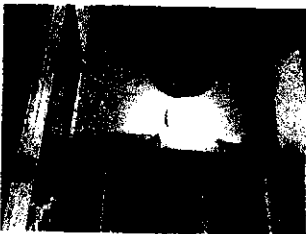
Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{300}{\text{Total Cost}}$$

Light Fixture Replace

BATHROOM

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{150}{\text{Total Cost}}$$

Bath Exhaust Fan - New Installation

BATHROOM

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{600}{\text{Total Cost}}$$

Work Specification

Prep & Paint Ceiling

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

250-

Prep & Paint Ceiling

DINING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



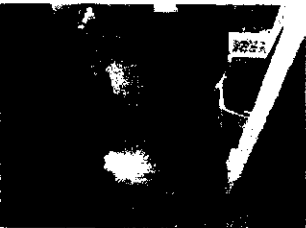
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

200-

Resilient Flooring

DINING ROOM

Install 25 year warranted resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

900-

Install Guardrails & Handrails - Rear Stoop

EXTERIOR

Exterior

Remove and replace guardrails and handrails around the rear stoop and serving the rear stairs. New railings shall be built to current Building Code and constructed of treated lumber.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

850-

Work Specification

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

***Price includes installing ice and water membrane over the entire low-sloped area over the front porch.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{4600}{\text{Total Cost}}$$

Seamless Aluminum Gutter & Downspouts - Install

EXTERIOR

Exterior

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1200}{\text{Total Cost}}$$

Power Wash Siding

EXTERIOR

Exterior

Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to the aluminum.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{450}{\text{Total Cost}}$$

Gas Pack

GENERAL REQUIREMENTS

Install combination AC/furnace unit, minimum 14 SEER design per manual J and Manual D for this home.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{5200}{\text{Total Cost}}$$

Work Specification

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

***Count is for (2) detectors.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

Base Quantity Total Cost

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

Base Quantity Total Cost

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

Base Quantity Total Cost

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

Base Quantity Total Cost

Work Specification

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times 1 = \frac{6000}{\text{Total Cost}}$$

Prep & Paint Ceiling

HALL

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Work includes painting attic access door and associated trim.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times 1 = \frac{800}{\text{Total Cost}}$$

Prep & Paint Room Flat

HALL

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times 1 = \frac{350}{\text{Total Cost}}$$

Resilient Flooring

KITCHEN

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times 1 = \frac{950}{\text{Total Cost}}$$

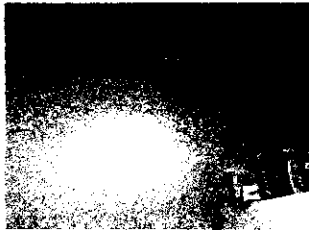
Work Specification

Range Hood Exterior Vented - New Installation

KITCHEN

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

***Price also includes repairing the ceiling where the existing ventilation fan is currently installed.

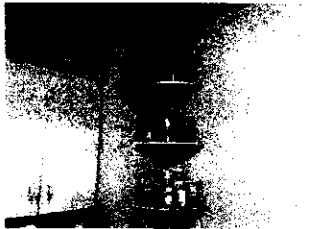


$$\begin{array}{rcl} \text{Bid Cost: } \underline{\hspace{1cm}} & \times & \underline{1} = \underline{650-} \\ \text{Base} & & \text{Quantity} \quad \text{Total Cost} \end{array}$$

Prep & Paint Room Semi Gloss

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\begin{array}{rcl} \text{Bid Cost: } \underline{\hspace{1cm}} & \times & \underline{1} = \underline{400-} \\ \text{Base} & & \text{Quantity} \quad \text{Total Cost} \end{array}$$

Prep & Paint Ceiling

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\begin{array}{rcl} \text{Bid Cost: } \underline{\hspace{1cm}} & \times & \underline{1} = \underline{200-} \\ \text{Base} & & \text{Quantity} \quad \text{Total Cost} \end{array}$$

Light Fixture Replace

KITCHEN

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.



$$\begin{array}{rcl} \text{Bid Cost: } \underline{\hspace{1cm}} & \times & \underline{1} = \underline{125-} \\ \text{Base} & & \text{Quantity} \quad \text{Total Cost} \end{array}$$

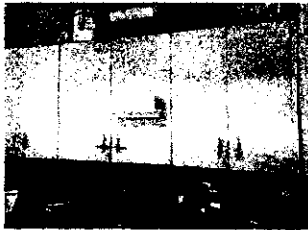
Work Specification

Cabinets Wall

KITCHEN

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

***A new 30" wide cabinet shall also be installed over the stove to accommodate the new range hood. There is currently no cabinet installed above the stove.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1500}{\text{Total Cost}}$$

Cabinets Base

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{900}{\text{Total Cost}}$$

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1200}{\text{Total Cost}}$$

Double Bowl Sink Complete

KITCHEN

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{650}{\text{Total Cost}}$$

Work Specification

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.
 ***Outlet count is for (4) receptacles, (3) new outlets and one change-out.

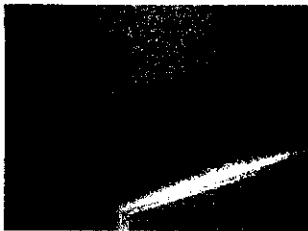


$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{800-}{\text{Total Cost}}$$

Prep & Paint Ceiling

LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

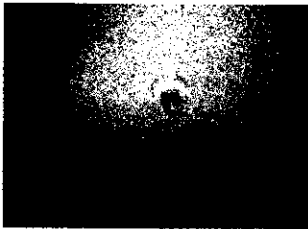


$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{200-}{\text{Total Cost}}$$

Light Fixture Replace

LIVING ROOM

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{125-}{\text{Total Cost}}$$

Resilient Flooring

LIVING ROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1200-}{\text{Total Cost}}$$

Work Specification

Certification

Contractor Name: VESTHA'S Builders LLC

Total Cost: 40,950-

Signature:  John F. Lyons

Date: 9-14-2020

LEAD ABATEMENT SCOPE OF WORK

& INSTRUCTIONS TO BIDDERS

2640 Beech Nut Rd

Complete the following scope of work:

Item #	Feature	Method	Quantity	Each
1	Side A through Side D - white wood fascias, soffits, crown moldings and trim boards including Side A porch and Side C entry ceiling	Replace rotted wood, scrape loose paint and re-paint	1	2500 -
2	Side A Porch - white wood ceiling, crown moldings, ceiling support beams and trim boards	Scrape loose paint and re-paint	1	800 -
3	Side C Entry - white wood ceiling, crown moldings, ceiling support beams, trim boards and sidewalls	Scrape loose paint and re-paint	1	800 -
4	Side C - white wood crawlspace door frame and door	Replace	1	500 -
5	Basement Window D1 - red metal and wood window casings, header, sill and sash	Remove and close window opening with brick. Paint to match existing as close as possible	1	800 -
6	Door C1 (to Room 3) - white wood casings, header and threshold	Replace door threshold and cover door casings and header with Tyvek and aluminum	1	600 -

TOTAL

6000 -

- Contractors may submit an occupant protection plan on the form provided.
Contact Jim Roy if an additional form is needed
- Complete all interior work in a unit in a single day. Any newly installed materials shall be primed and painted.
- Allow for replacement of 50 board feet of rotted wood.
- Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
- Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date
Addendum 1	9/9/2020

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:

YESHUA'S Builders LLC
950 Great Falls Hwy.
Chester, SC 29706
803-899-4308



ROY CONSULTING

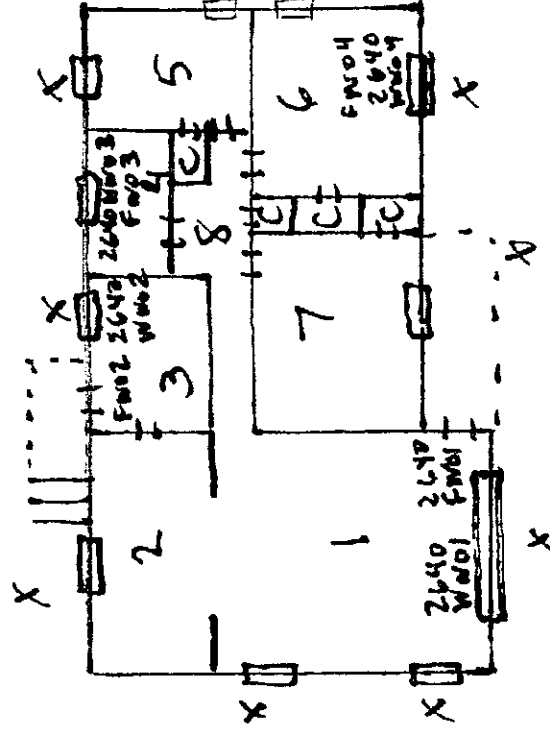
GROUP CORPORATION

Providing integrated environmental and geotechnical solutions

2640 Beech Nut Road

Charlotte, NC 28208

SIDE C




SIDE D

SIDE B

Legend

 = Window

 = Door

X = Soil Sample Location

SIDE A

NOT TO SCALE

Work Specification

Prepared By:

City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 2721 Beech Nut Rd
Charlotte, NC 28208

Structure Type:

Square Feet: 1056

Year Built: 1950

Property Value: 112900

Tax Parcel: 14504106

Census Tract:

Property Zone: Council District 3

Owner: Irving Moore

Owner Phone: Cell: (704) 890-3932

Program(s): Tested- HAS LEAD
Targeted RP
LeadSafe 2019
Healthy Homes LBP 2019

40,980⁰⁰

Attic Insulation Increase to R-38

ATTIC

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times 1 = \frac{1600}{\text{Total Cost}}$$

Prep & Paint Room Eggshell - Closet ONLY

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic EGGSHELL latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Walls of the linen closet in the main bathroom are to be painted only. The bathroom itself is not being repainted.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times 1 = \frac{350}{\text{Total Cost}}$$

Work Specification

Prep & Paint Ceiling - Closet ONLY

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

Seal and Paint Tile Ceiling

BEDROOM

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint per painting specifications. ***Work also includes painting the ceiling in the closet.

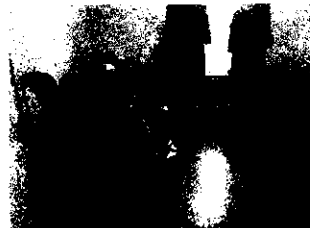


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

Prep & Paint Room Eggshell

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic EGGSHELL latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. ***Work here shall include painting both sides of the closet door, and the inside of the closet as well.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

Prep & Paint Room Eggshell

BEDROOM - MASTER

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic EGGSHELL latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. ***This bedroom has TWO closets. Work here shall include painting both sides of BOTH closet doors, and the inside of the closets as well.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$$

Work Specification

Prep & Paint Ceiling - Closets ONLY

BEDROOM - MASTER

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths.

Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Ceilings in the (2) closets in the master bedroom shall be painted only. The ceiling in the master bedroom itself is not to be painted.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{150}{\text{Total Cost}}$$

Seal and Paint Tile Ceiling

BEDROOM 2

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint per painting specifications.

***Work also includes painting the ceiling in the closet.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$

Prep & Paint Room Eggshell

BEDROOM 2

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic EGGSHELL latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Work here shall include painting both sides of the closet door, and the inside of the closet as well.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{500}{\text{Total Cost}}$$

Handrail Install - Cellar Stairs

CRAWL SPACE

Install handrail for interior stairs on one side of the stairwell to Code.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$

Work Specification

Insulate Floor R-19

CRAWL SPACE

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1600}{\text{Total Cost}}$$

Vapor Barrier

CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{700}{\text{Total Cost}}$$

Door Hardware Exterior - Front Deck

DEN

Replace entry hardware. Install mortised dead bolt and lever handled door, keyed alike.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$

Troubleshoot and Repair Electrical Circuit

DINING ROOM

Troubleshoot malfunctioning circuit, replace any defective or damaged wiring, devices, and equipment and restore the circuit to safe and proper operation per all requirements of the Electrical Code.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{250}{\text{Total Cost}}$$

Work Specification

Refinish Exterior Deck and Replace Stairs

EXTERIOR

Exterior

Prep and re-paint or stain existing exterior deck and lattice, as well as new stair assembly and new lattice to match existing finish. Repair and replace any damaged or deteriorated wood decking or stair components as necessary.

***Existing decking is dimensional lumber and not traditional deck boards.

***Work shall include replacing stair assembly to Code, and re-installing existing vinyl railings.

***Work shall also include replacing any damaged or missing lattice.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{800}{\text{Total Cost}}$$

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

***Work shall include installing a new ridge vent. Existing roof does not have one.



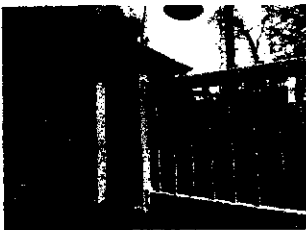
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{5700}{\text{Total Cost}}$$

Vinyl Deck Railing - Install Missing Section

EXTERIOR

Exterior

Install missing section of deck railing to match existing deck railing with 36" railing made of white poly-composite and/or vinyl.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{350}{\text{Total Cost}}$$

Work Specification

Prehung Metal Door Entrance - Laundry Room

EXTERIOR

Exterior

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{600}{\text{Total Cost}}$$

Exterior Landing and Steps - Rear Entry

EXTERIOR

Exterior

Install new landing pad (36" x 36"), steps and stringers to Code outside of the laundry room door. New treads shall be two 2" x 6" spaced 1/2" apart, and have 2" x 12" stringers. Wooden guardrails and handrails should include pickets installed to Code. Entire stair system should be constructed using pressure-treated lumber.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1200}{\text{Total Cost}}$$

Prehung Metal Door - Cellar

EXTERIOR

Exterior

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{600}{\text{Total Cost}}$$

Vinyl Soffit & Aluminum Fascia - Select Area ONLY

EXTERIOR

Exterior

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all fascia and wood trim with PVC coated aluminum coil stock.

***New soffit and fascia is to be installed on the rear face of the house that currently has blue wood lap siding and white wooden soffit and fascia.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{650}{\text{Total Cost}}$$

Work Specification

Light Fixture Exterior - Rear Door

EXTERIOR

Exterior

Replace or install a UL approved, LED light fixture.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{125}{\text{Total Cost}}$$

Gas Pack

GENERAL REQUIREMENTS

Install combination AC/furnace unit, minimum 14 SEER design per manual J and Manual D for this home.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{6500}{\text{Total Cost}}$$

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

***Count is for (3) detectors.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{900}{\text{Total Cost}}$$

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{300}{\text{Total Cost}}$$

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{2600}{\text{Total Cost}}$$

Work Specification

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1700^-}{\text{Total Cost}}$$

Replumb Waste Lines & Vents

GENERAL REQUIREMENTS

Remove all drain, waste and wet vent lines to code legal dump. Install schedule 40 PVC to service one 3-piece bath, kitchen and laundry area from the roof vent pipe/pipes thru the foundation wall to include a main clean out outside of house and any interior clean outs required, installed to code. Repair any wall or ceiling tear out required to install system.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{2800^-}{\text{Total Cost}}$$

Exterminate Termites

GENERAL REQUIREMENTS

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1600^-}{\text{Total Cost}}$$

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{4200^-}{\text{Total Cost}}$$

Work Specification

Prep & Paint Room Eggshell

HALL

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic EGGSHELL latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{475-}{\text{Total Cost}}$$

Seal and Paint Tile Ceiling

HALL

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint per painting specifications.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{125-}{\text{Total Cost}}$$

Gas Water Heater - Code Compliance

LAUNDRY ROOM

Uninstall existing water heater and install a catch pan drained to the exterior. Install an expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply.

***Re-install existing water heater.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{700-}{\text{Total Cost}}$$

Resilient Flooring

LAUNDRY ROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{\text{—}}{\text{Base}} \times \frac{1}{\text{Quantity}} = \frac{1675-}{\text{Total Cost}}$$

Work Specification

Custom Shelving Installation

LAUNDRY ROOM

Install (4) simple wooden shelves fastened to the wall with appropriately sized metal brackets anchored to studs. Shelves are to be approximately 4' in length.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{1} = \frac{\text{Total Cost}}{300^-}$$

Prep & Paint Room Eggshell

LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic EGGSHELL latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{1} = \frac{\text{Total Cost}}{650^-}$$

Seal and Paint Tile Ceiling

LIVING ROOM

Secure any loose tiles. Prime ceiling with Kilz or equal stain blocking primer. Paint with ceiling white paint per painting specifications.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{1} = \frac{\text{Total Cost}}{150^-}$$

Certification

Contractor Name:

YESHUA'S Builders LLC

Total Cost:

40,980^-

Signature:

John D. Lyons
John D. Lyons

Date:

9-14-2020

**LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS**

2721 Beech Nut Rd

Complete the following scope of work:

Item #	Feature	Method	Quantity	Each
1	Side B Wall - Room 7	Furr out wall and cover with Tyvek and vinyl or wallboard. Existing built-in shelving (former window casing) shall be abandoned and covered over	1	1400'
2	Exterior - Sides B & C Wall Siding	Cover with Tyvek and vinyl (match other existing vinyl siding style and color as close as possible). ***Side B wood siding was not sampled but is the same material and condition as Side C	1	1400'
3	Exterior - Side B Wood Fascia and Soffit	Cover with Tyvek and vinyl or aluminum	1	1200'
4	Exterior - Side B - Window 4 Casing	Cover with Tyvek and aluminum	1	200'

TOTAL
4200'

- Contractors may submit an occupant protection plan on the form provided.
Contact EI if an additional form is needed
- Complete all interior work in a unit in a single day.
- Allow for replacement of 50 board feet of rotted wood.
- Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
- Contact EI to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date
Addendum 1	9/9/2020

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:

VESHUA'S BUILDERS LLC
950 Great Falls Hwy
Chester, SC 29706
803-899-4308

2721 Beech Nut Rd

9/5/19

Notes: Rm 6 Bookcase Slot is Baseboard
Rm 7 Window has no Case ~~W7~~
Rm 7 Wood B Wall (Positive) is Deteriorated

